077.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,080,700 / 1,080,700
					USE VALUE:	1,080,700 / 1,080,700
					ASSESSED:	1,080,700 / 1,080,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRUBAUGH STEPHEN G/TRUSTEE	
Owner 2:	MCGEEHAN CAROL/TRUSTEE	
Owner 3:	GRUBAUGH MCGEEHAN TRUSTS	
Street 1:	71 OLD MYSTIC STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GRUBAUGH STEPHEN -
Owner 2:	MCGEEHAN CAROL -
Street 1:	71 OLD MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,959 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2052 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14959.000	472,600		608,100	1,080,700
Total Card	0.343	472,600		608,100	1,080,700
Total Parcel	0.343	472,600		608,100	1,080,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.66 | /Parcel: 526.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	48692
GIS Ref	
GIS Ref	
Insp Date	11/27/18

!6399!

Parcel ID 077.0-0001-0008.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	472,600	0	14,959.	608,100	1,080,700	1,080,700	Year End Roll	12/18/2019
2019	101	FV	318,600	0	14,959.	608,100	926,700	926,700	Year End Roll	1/3/2019
2018	101	FV	318,600	0	14,959.	521,300	839,900	839,900	Year End Roll	12/20/2017
2017	101	FV	318,600	0	14,959.	486,500	805,100	805,100	Year End Roll	1/3/2017
2016	101	FV	318,600	0	14,959.	417,000	735,600	735,600	Year End	1/4/2016
2015	101	FV	311,300	0	14,959.	373,600	684,900	684,900	Year End Roll	12/11/2014
2014	101	FV	311,300	0	14,959.	345,800	657,100	657,100	Year End Roll	12/16/2013
2013	101	FV	311,300	0	14,959.	329,700	641,000	641,000		12/13/2012

PRINT

Date	Time
12/10/20	21:11:01

LAST REV

Date	Time
07/23/19	09:33:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6399

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRUBAUGH STEPHE	70689-142		3/1/2018	Convenience	1	No	No		
SINGER STEVEN	29039-183		8/31/1998		359,000	No	No		Y

USER DEFINED

Prior Id # 1:	48692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	823	Heat App	17,000	C				
5/16/2017	556	Add Bath	170,090	O				
6/24/2010	747	New Wind	18,413					REPLACE 4 WINDOWS
9/16/2005	838	Add Bath	19,000			G7	GR FY07	NEW MBTH & REDO EX
6/26/2001	442	Redo Kit	40,000	C				
2/21/1996	37	Manual	7,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Inspected	CC	Chris C
11/15/2018	MEAS&NOTICE	CC	Chris C
2/20/2009	Measured	189	PATRIOT
11/21/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14959		Sq. Ft.	Site		0	70.	0.58	4									608,142						608,100	

Total AC/HA:	0.34341	Total SF/SM:	14959	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	608,142	Spl Credit		Total:	608,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21941423
Const Adj.:	0.98990101
Adj $ / SQ:	150.887
Other Features:	130370
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580599
Depreciation:	107991
Depreciated Total:	472608

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

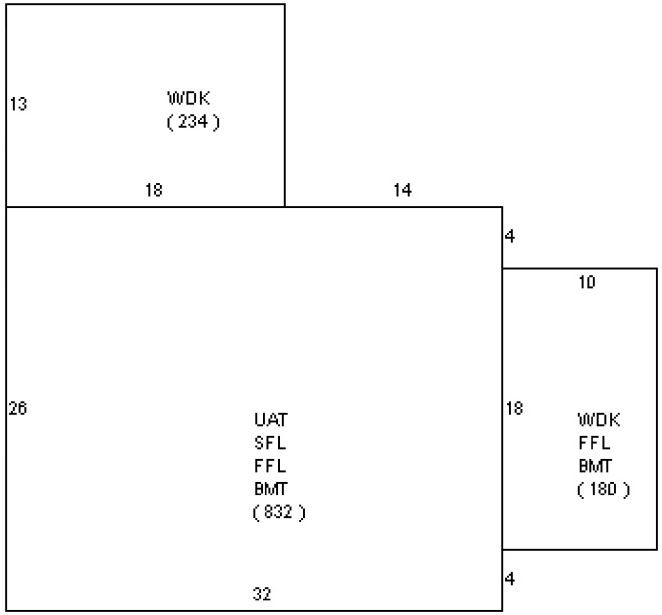
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.57
Special Features:	0	Val/Su Net:	135.88
Final Total:	472600	Val/Su SzAd	256.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,012	45.270	45,809
FFL	First Floor	1,012	150.890	152,698
SFL	Second Floor	832	150.890	125,538
WDK	Deck	414	8.330	3,449
UAT	Upper Attic	208	105.620	21,969
	Net Sketched Area:	3,478	Total:	349,463
Size Ad	1844	Gross Are	4102	FinArea 2052

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

077.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: